

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: April 6, 2021

Subject: Public Hearing and Action on a Joint Jurisdiction Rezoning Request for 1625 471st Ave, from Joint Jurisdiction Agriculture and Joint Jurisdiction Residence R-1B to Joint Jurisdiction Business B-3 Heavy District.

Person(s) Responsible: Ryan Miller, City Planner

Summary:

COD Investments LLC has purchased a 33.48 acre parcel of land near the s-curve on Main Ave S (corner of 216th St and 471st Ave.) The applicant is requesting to rezone the property to JJB-3 Heavy Business District.

Background:

The property is located at 1625 471st Ave along the southwest corner of the s-curve south of Brookings. The property is currently split zoned, with roughly 17 acres of the western half zoned JJ-A and roughly 16 acres of the eastern half zoned JJB-3. COD Investments LLC purchased the property in 2019 and now wishes to establish a use consistent with the JJB-3 allowable uses. The property is surrounded by JJ-A with the exception of an adjacent JJR1-B across 471st Ave to the northeast.

The property is located within the Open/Wetlands land use classification in the comprehensive plan. While the open/wetlands classification is not highly supportive of a rezoning request to a higher use, there are minimal concerns with a potential rezone of this property. As mentioned, half of the property is currently zoned Joint Jurisdiction R1-B which already allows a higher use than Agriculture. Staff recommends cleaning up examples of split-zoning, therefore, a full rezone would be recommended.

The property is shown as having low to moderate development limitations according to the comprehensive plan's development suitability model. Suitability factors include the presence of wetlands, depth to water, location within the floodplain, soil drainage class, slope of the land, land cover, and others. The property is not located within the floodplain, however, factors of depth to water and soil conditions may be a concern. Such conditions could be mitigated for responsible development of the property.

The County and City Planning Commissions both make a recommendation to their respective governing bodies. The County Commissioners and City Council hear the rezoning request and make the final determination.

Findings of Fact:

The proposed rezone and development is located along 471st Ave, also known as Main Ave in the Brookings city limits. This is a primary north-south commercial corridor in Brookings with similar uses and zoning districts sprouting up along south Main.

Development limitations on this parcel are low to moderate and only minimal mitigation, if any, may be needed in order to responsibly development on the site.

Recommendations:

Staff recommends approval of the rezoning request.

Options:

The Planning Commission has the following options:

1. Approve
2. Deny
3. Table

Supporting Documentation:

1. Notice
2. County Staff Report
3. Application
4. Aerial and Zoning Map
5. Future Land Use Map
6. Development Suitability Map
7. JJB-3 Regulations